

Inventory Report - Ref:IS001C000006/1

Test House, Test Road, Test Street, Test Town, Test TE1 1TE

Friday 5th November 2010



Prepared For:

Test Estate Agency

Prepared By:

InventorySolutionsUK.com Ltd
Unit 21, Fareham Enterprise Centre
Hackett Way
Newgate Lane
Fareham
Hampshire
PO14 1TH

Tel: 0844 8709375
admin@inventorysolutionsuk.com

Registered in England and Wales, Company Registration Number 071

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Terms & Conditions

This inventory report is a fair and accurate report which describes the property's contents, conditions and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property as at the data of the inventory report and check-in and the superficial condition of same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics/lofts, garages, basements and cupboards full of items which are not relevant to the inventory, are specifically excluded. The compiler cannot undertake to search in inaccessible places, through overcrowded drawers or cupboards, nor will the compiler undertake to move heavy furniture or bulky items.

This inventory has been prepared on the accepted principle that, in the absence of marginal comments, items are visibly free of defects, soiling, damage or missing parts.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are NOT tested. Lighting is solely tested to indicate whether light bulbs are working at time of check-in, however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.

Towels, bed linen and other similar items will only be inspected if laundered. Burglar alarms and smoke detectors are NOT tested. Meter readings may only be taken if these are located and readily accessible and, in any event, these should be checked by the relevant utility company.

Property left in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the Instructing Principle. It is the responsibility of the landlord and the tenant, or the respective agent, to agree between themselves the accuracy of this report.

Any dispute over content or description must be registered with InventorySolutionsUK.com Ltd within 7 working days.

Fire Regulations Act 1988 - Furniture including pillows, scatter cushions etc are checked for confirmation with the 1988 Fire Regulation Act, specifically noted is anything that does not comply with fire regulations in what does not have required kite label. The landlord and Agent should satisfy themselves that the product was manufactured and purchased after 1990 in order with due diligence tests that will apply by the Trading Standards Office.

Visual Check-Up - It is the responsibility of the tenant to keep the property in a clean and tidy condition and within the terms and conditions of the tenancy contract.

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Tenants Notes

- * The Inventory will be fully checked at the end of the tenancy. All personal possessions should be removed prior to the check-out and the property must be ready for the check-out including the return of all keys. In the event that the property has not been prepared for the check-out, the appointment will be cancelled and a charge for re-scheduling the check-out will be incurred.
- * Please ensure that all furniture and other items are returned to their original places as listed in the inventory, including any items that have been stored and packed away. This will avoid any charges, either for misplaced property, or for time spent finding the repositioned items.
- * We strongly advise that the property should be professionally cleaned and left tidy at the end of the tenancy. Tenants can be disagreeably suprised to find the check-out report commenting unfavourably on the standard of the cleaning with a requirement for further cleaning at considerable extra cost.
- * Bedding and linen should be dry cleaned / laundered, ironed and placed neatly in the appropriate room. Beds should not be made up as all mattresses will be examined.
- * During the check-out, the inventory will be checked and any variances and discrepancies to the original will be noted. Following allowances made for "fair wear and tear" the tenant will be liable to pay for repairs, replacement, making good or ceaning (where necessary). Any dispute over content or description must be registered with InventorySolutionsUK.com Ltd within 7 working days.
- * We strongly recommend that you keep all copies of existing inventories and echeck-in reports.

Abbreviations Used:

LHS	Left Hand Side
RHS	Right Hand Side
NT	Not Tested
VPO	Very Poor Condition
WO	Working Order
OO	Out of Aged Condition
MKCA	Marks Consistent of Age
UMK	Usage Marks
SPMK	Spot Marks
WMK	Water Marked
S&MK	Scratched and Marked
BOG	Burnt on Grease
RS	Residual Stains
WIU	Well in Use
ODUP	Old Defects Under Paint
BOF	Blinds on Floor
SS	Stainless Steel
APC	As Per Check-In
VGC	Very Good Condition Order
GC	Good Condition Order
ACGGC	Generally Good Condition
N/A	Not Applicable

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Overview

METER	LOCATION / SERIAL NO.	CHECK-IN READING	CHECK-OUT READING
ELECTRIC READING1	Understairs Cupboard	23456	
ELECTRIC READING2		n/a	
ELECTRIC READING3		n/a	
GAS	Outside Near Kitchen	12345	
WATER		n/a	

Highlighted Points

AREA	DESCRIPTION	COMMENT
Kitchen - Worktops	Cream laminate work top. One chrome dividing strip.	Chips to both work top ends. Two small chips to right hand side. Three small orange marks to right of cooker.

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Front Garden

Room	Description	Comment
Furniture	3 x Terracota plant pots	Weatherworn
	1 x Large blue glazed plant pot	Weatherworn
	3 X round metal plant pots	Secure to wall
	1 x Hanging basket attached to bracket	Empty bracket secure to wall
	1 x Empty half basket planter	Secure to wall
	1 x black wall light	Secure to wall. Not seen working.
	1 x half moon shape rubber door mat	Floral pattern.
	Number 4 numeral plate blue/black	Secure to wall
	2 x Fareham Borough Council refuse bins	One with blue lid & four numerals on top
	Tall wooden bow top gate to side of property	Stained dark brown
	Brown wooden front door. 12 panes of obscure glass. Dark wood stained frame/saddle. Hook to top of door. White doorbell bush	Slightly chipped door tread and worn on edges of frame.
	Brass letter box & four numeral	Slightly tarnished
	Brass Yale door lock with brass pull	Slightly tarnished. Stiff to open & Close. 1 x Key present to clerk.
Miscellaneous	Semi-detached, red brick built, brown tiled roof, three bedroom House.	Tarmac visitors space
	Garage. Door white up & Over make HORMANN. Shrub over garage door.	Not accessible to clerk. No key present
	Parking to front of garage. Part paving slabs, part gravel	Three paving slabs broken on corners. Weatherworn.
	Part laid to lawn	Grass cut short.
	Path laid to paving slabs.	Weatherworn with light moss.
	Shrub bed	Some weeds but generally neat & tidy.

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Front Garden

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Hall

Room	Description	Comment
Doors & Frames + Door Furniture	Dark wood frame. Dark wood door with 12 obscure panes of glass. Silver square Yale lock White door frame to lounge. White door with two decorated frosted glass panes. Black handle. Wooden door tread divider Bi-fold white door to downstairs toilet. White door frame. Brass bolt to top. 1 x gold colour handle.	Some paint marking around frame. Chips to lower door. G/C Door & Frame G/C. Door tread slightly loose. G/C. Secure to upper track. Slightly tarnished
Ceiling	Smooth white painted White coving	G/C G/C
Light Fittings	Pendant Light Cream lampshade	Energy saving bulb seen working Oval pattern shape
Walls & Skirtings	White painted skirting board. Sprung door stop Creamy beige painted walls	Silver sprung door stop G/C
Floor	Medium wood laminate floor	G/C
Plugs & Sockets	1 x single white switch 1 x 3 way white light switch	Seen working Seen working
Miscellaneous	White wooden painted radiator cupboard White radiator Brown rubber botton door mat Electronic timer on wall	Loosly fitted Not tested Fair ware & Tare No manual seen

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Cupboard

Room	Description	Comment
Contents	Four white shelves on metal brackets	Loosely fitted
	Light wood wine rack at base of stairs	Not secure
	Two coat racks with pegs	Secure
Door(s) & Frame	Two white panel doors with metal handles	Poorly fitted and don't close securely
Flooring	Medium wood laminate flooring	G/C no skirting board present

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Toilet

Room	Description	Comment
Doors & Frames + Door Furniture	White bi-fold door. White frame with brass bolt. White frame.	Bolt slightly tarnished
Window & Frame, Sills, Keys, Curtain & Pole(s)	Round inset window with obscure glass	Painted sill
Ceiling	White artex stipple ceiling. White coving.	G/C
Lighting	Bulb flust to ceiling. Cream lampshade with cream swirl	Seen working
Walls & Skirtings	Cream painted walls White tiled splashback around sink 3 x picture hooks on wall White painted skirting board	G/C G/C slight discolouration of grout. As seen G/C
Floor	Medium wood laminate flooring	G/C
Plugs & Sockets	Pull cord extractor fan AIDELLE	Secure to wall. Tested and working.
Toilet	White toilet pan LECICO White toilet seat BEMIS Chrome push flush built into wooden panel painted cream. Light wood shelf	Good clean condition Secure Clean condition
Hand Basin	Small white handbasin. Chrome mixer tap. Push up plug	Push up plug stiff. Some water marking consistant with use.
Miscellaneous	Glass shelf with chrome brackets Ornamental twigs behind the pipes White radiator Chrome toilet roll holder Chrome towel holder	Secure to wall Decorative Not tested Secure to wall Secure to wall

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Lounge

Room	Description	Comment
Doors & Frames + Door Furniture	White door. Two obscure decorative panes of glass. White frame Open cream painted archway to kitchen D/G Sliding patio doors. Black handle. Dark wood frame. Black metal curtain pole with ornate ends. Two full length cream curtains. Two rope tie-backs with ornate metal ends. Two metal hold-backs secure to wall.	G/C G/C 1 X key present on hook by back door. Right hand side curtain hold-back loose.
Window & Frame, Sills, Keys, Curtain & Pole(s)	Dark wood d/g window. One opener. Gold coloured handle and arm. Black metal curtain pole above window. Two ornate ends. Cream fitted curtains with two rope and black metal matching tie backs. Two metal holdback secure to wall.	Clean condition Hold-back secure to wall.
Ceiling	Smooth white painted ceiling. White coving.	G/C
Light Fittings	One black 3 way light fitting. Three frosted glass shades. Three black wall lights with frosted shades	Seen working. Seen working. Secure to wall.
Walls & Skirtings	Smooth creamy beige painted walls. White painted skirting boards	G/C with four picture hooks. Two bolts fittings in alcove. G/C
Floor	Light brown fitted carpet One small red rectangular patterned rug by patio doors	G/C G/C
Plugs & Sockets	1 x chrome dimmer switch. 1 x single light switch. 1 x white dimmer light switch. Four white double plug sockets Two white aerial points Black coaxial wire from wall. White telephone extension socket. 1 x white BT telephone point	Seen working. Not tested. Seen working. Not tested. Not tested. Not tested. Not tested.
Miscellaneous	Small dark wood shelf Three light wood floating shelves White double radiator Brick exposed fireplace. dark stained wooden mantle. Iron fire basket inset and basket front. Terrocota tiled hearth.	Not tested Secure to wall Secure to wall. One addition loose shelf not fixed. Not tested. Basket & fire front loosely fitted.

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Kitchen

Room	Description	Comment
Doors & Frames + Door Furniture	Dark wood door to garden. dark wood frame. clear pane of glass. Gold colour handle.	Hook in top left hand corner of door. Two keys present hanging at top of door. Slight chipping to base of door.
Window & Frame, Sills, Keys, Curtain & Pole(s)	Dark wood d/g window. One opener with gold handle. White tiled sill Roman blind grey/white with pull cord	Clean condition G/C Not tested
Ceiling	Smooth white painted ceiling. White coving.	G/C
Lighting	Four bar spot lights gold cloured with glass base.	Seen working.
Walls & Skirtings	Creamy beige painted walls White tiled splash-back White skirting board	Two small chips to left of back door but otherwise G/C. G/C Chipped around both sides of back door.
Floor	Burgandy carpet tiles	G/C some light furniture indentations.
Plugs & Sockets	One single light switch. Two white double power points One single white power point One white cooker power point One white isolator switch	Seen working Not tested Not tested Not tested Not tested
Units & Drawers	Units all matching. Two double wall units. Four cream doors with plastic wood effect handles and light wood effect trims. Double two door base unit under sink. Two false drawers. Single door double base unit in corner. One drawer with brown plastic cutlery holder (black scissors inside). Four drawers with light wood effect handles.	Three handles have chips on the edge. Right hand door edging peeling. G/C Handle sticky to touch and chipped at top & stiff to open. Top handle chipped. Third drawer slightly dropped.
Worktops	Cream laminate work top. One chrome dividing strip.	Chips to both work top ends. Two small chips to right hand side. Three small orange marks to right of cooker.
Cooker	White free-standing eye level cooker CHORUS 11. Pull out grill tray with inset metal shelf. White hob. Four black gas rings. Two metal hot plates. Six dials. Electronic ignition switch. Oven with glass door two chrome oven shelves	No manual seen. Grill clean condition. Clean condition Oven interior clean generally. Some burnt on grease spots to inner door.
Fridges & Freezers	Cream fridge/freezer with brown trim HOTPOINT ICED DIAMOND.	No manual present

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Fridge at top. One salad tray at bottom. Not seen working. One salad crisper tray missing. Clean condition.
 Three plastic shelves. One glass shelf. One plastic milk tray in door. Two white door shelves. One pull down plastic cheese store tray in door.
 Two pull out drawers and one plastic pull down front. Bottom plastic drawer front is not fixed and loose.

Sink	Stainless steel double bowl and a half sink. Two black plugs. Chrome mixer tap. Single drinking water tap attached to water softener under sink. Chrome drainer plug in centre.	Water markings consistent with use. Plugs secure to chains.
	Plastic cream cover for one sink. Cream plastic bowl for half sink. Cream plastic utensil drainer.	Water markings consistent with use.

Miscellaneous	Three light wood shelves on metal brackets.	Bracket secure to wall but shelves loose on bracket.
	Red stopcock on lower right hand wall	Not tested.
	Light wood coat peg holder with four pegs.	Secure to wall.
	One wooden paper towel holder	Secure to wall.
	Two wooden utensil holders	Secure to wall
	One metal can opener	Secure to wall

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Kitchen



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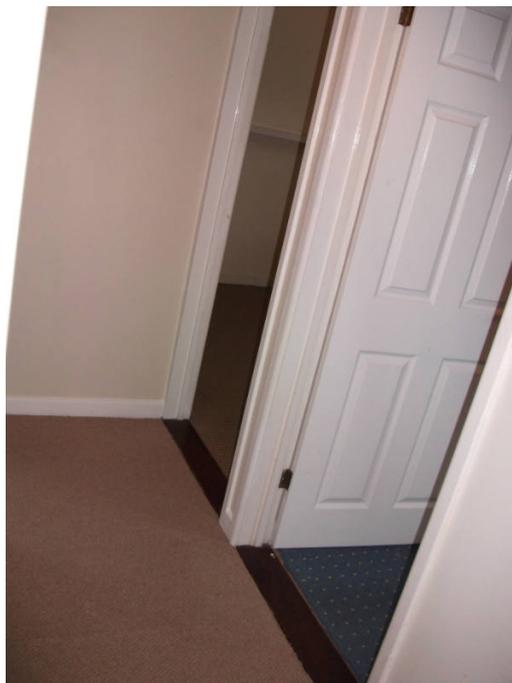
Stairs and Landing

Room	Description	Comment
Doors & Frames + Door Furniture	Four six panel white doors. White frames. all balck handles. Black hook on each inner door.	All good condition
Ceiling	White artex stipple ceiling White painted loft hatch. Boiler present in loft	G/C Light scuff marks around entrance. Not tested
Light Fittings	Pendant light with energy saving bulb. Cream lampshade	Seen working Matching lower hall lamp shade.
Walls & Skirtings	Cream painted walls. Nine picture hooks up stairs. Two picture hooks at top of stairs. Lighter paint to top of stairs. White wood painted spindles & Hand rail White skirting boards	G/C. Slightly discolouration on wall above stairs. Right hand wall top of stairs a round mark painted over. G/C G/C
Floor	Beige fitted carpet	G/C
Plugs & Sockets	1 X single white light switch	Seen working
Miscellaneous	Smoke alarm	Secure to ceiling. Not tested

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Bedroom 1

Room	Description	Comment
Doors & Frames + Door Furniture	White six panel wooden door. White frame. Black Handle	G/C
Window & Frame, Sills, Keys, Curtain & Pole(s)	Dark wood d/g window. dark wood sill. One opener. Gold coloured handle and arm. Light wood blind	Window clean condition. Handle slightly tarnished. Varnish worn on sill. G/C
Ceiling	White artex stipple ceiling. White coving.	G/C
Light Fittings	Pendant light with energy saving bulb. Cream tier lamp shade with beaded edging.	Seen working. As seen.
Walls & Skirtings	Light blue & white smooth painted walls. Small square storage cupboard in wall painted blue. Small metal handle. White painted skirting board	Two chips above small shelf in corner. Two hooks and two screws in wall. G/C one small paint chip. Chipping to right hand wall. One metal sprung door stop.
Floor	Creamy brown fitted carpet	G/C some furniture indentations.
Plugs & Sockets	White single light switch Two white double power points One single power point One telephone point T..	Seen working. Not tested. Not tested. Not tested
Furniture	Large mattress cream AIRSPRUNG	Fire retardent label seen
Miscellaneous	Built in wardrobe. Two white wood slat doors with two white wooden handles. Large wooden shelf inside. Carpet inside. White painted walls inside. One white small floating shelf Single white radiator	Chip on handle. Doors don't close very well. Six hooks screwed to inner doors. Scuff marks to inner walls. Slightly loose, two screw holes above. Not tested

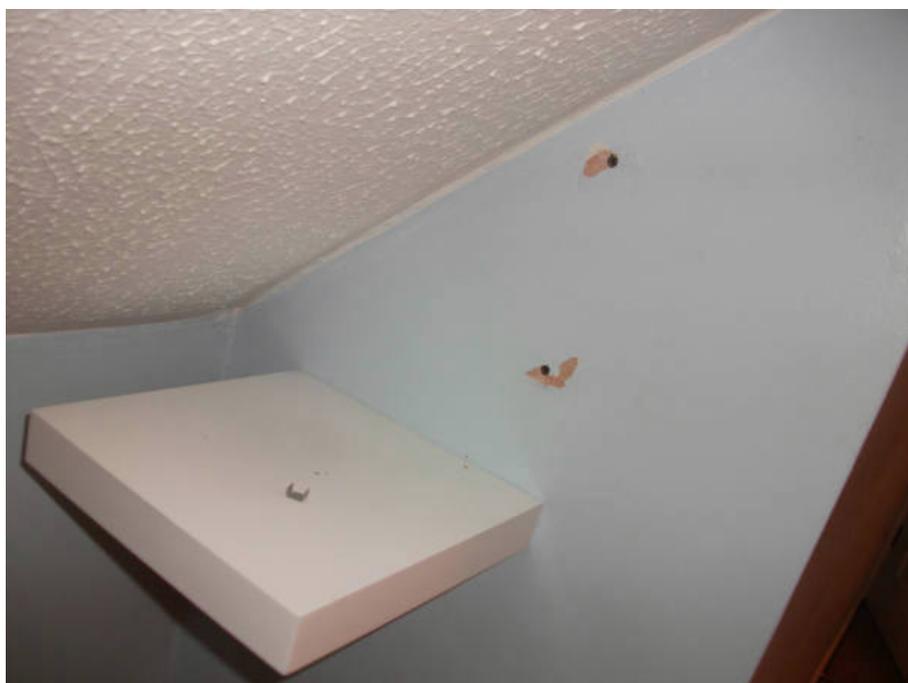
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Bedroom 1



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Bedroom 2

Room	Description	Comment
Doors & Frames + Door Furniture	White six panel door. White frame. Black handle.	Slight chips on door frame
Window & Frame, Sills, Keys, Curtain & Pole(s)	Dark wood d/g window. One gold colour opener & arm. Dark wood sill. Metal curtain pole with single curtain cream/red/yellow stripe tab top.	Handle slightly tarnished, otherwise G/C. Secure to wall.
Ceiling	White artex stipple ceiling. White coving.	Hair line crack to middle, square lines on ceiling.
Light Fittings	Spotlight bar with two lights Two spotlights under desk shelf	Seen working. Seen working.
Walls & Skirtings	Creamy beige painted walls White wooden skirting board. Chrome sprung stopper.	G/C with one nail G/C
Floor	Blue fitted carpet with square pattern & cream spots	G/C some discolouration where desk chair has been worn.
Plugs & Sockets	White dimmer switch above desk 1 X BT telephone point 2 x telephone points 1 x 4 way extension power point 1 x 6 way extension power point	Seen working Not tested Not tested Not tested Not tested
Furniture	Built in under desk cupboard blue door. 3 x blue fronted drawers. All silver handles. Built in wardrobe. 3 x wood slat doors. 3 x silver handles. 6 x wooden shelves.	G/C G/C
Miscellaneous	Five shelves. Metal brackets to three shelves Laminate built in office desk top. Light wood edging strip Notice board cork/white White radiator	Secure to wall G/C Secure to wall Not tested

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Bedroom 2



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Bedroom 3

Room	Description	Comment
Doors & Frames + Door Furniture	White six panel door. White frame. Black handle. Black hook inside.	G/C
Window & Frame, Sills, Keys, Curtain & Pole(s)	Dark wooden d/g. Dark wood sill. Gold handle & arm. One opener. Light wood slat blind Metal silver curtain pole with swirl ends	1 x key present in window. Handle slightly tarnished. Clean condition. G/C Secure to wall.
Ceiling	White stipple artex ceiling. White coving.	G/C
Light Fittings	Pendant light with low enegy bulb	Seen working
Walls & Skirtings	Walls painted cream White skirting boards. Chrome sprung door stopper.	G/C with three small nails in wall. One loosley fitted brass bracket on wall. Left hand wall one hole & two small markings. Lower scuff marks also. Right hand window wall two screw holes & chip marks. G/C slightly dusty. Slight chipping to right hand wall.
Floor	Light brown spotted carpet.	G/C with four light spot marks on entrance.
Plugs & Sockets	Single white light switch 2 x single white power points 1 x telephone point	Seen working Not tested Not tested
Furniture	Built in cupboard. Light wood slat doors. Two silver handles. Two wooden shelves. One silver colour hanging rail (with hangers).	Large hole in wall of inner cupboard exposing pipe work. Scuff marks on inner walls.
Miscellaneous	White radiator Large white floating shelf	Not tested Secure to wall.

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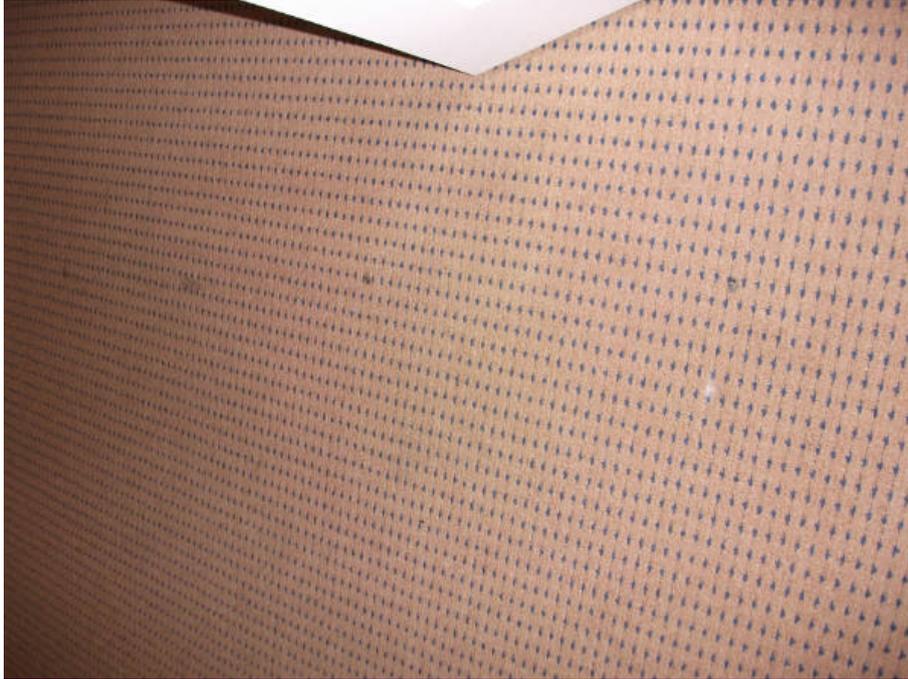
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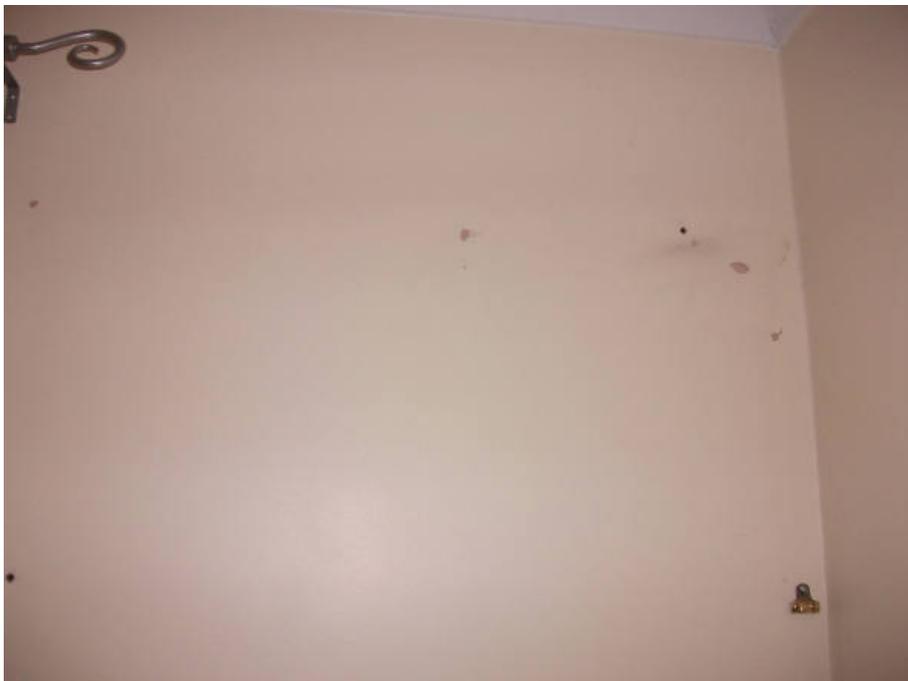
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Bedroom 3



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Bedroom 3

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Bathroom

Room	Description	Comment
Doors & Frames + Door Furniture	White six panel door. White frame. Black handle. Black hook. Black metal bolt. Built in white cupboard door. White frame. Gold colour handle. Four wood slat shelves	G/C. Bolt secure. Handle tarnished. Wood slats loosley fitted. Two wood slats are loose and not fixed.
Window & Frame, Sills, Keys, Curtain & Pole(s)	Dark wood d/g obscure glass window. Gold colour handle and arm. Grey/blue roman blind with cord	G/C clean. Not tested
Ceiling	White artex ceiling. White coving.	Two screw holes around light. Not painted.
Lighting	Square mirror base with four glass shade spot lights. Pull cord switch with wooden handle.	Seen working
Walls & Skirtings	Cream painted walls Tiled walls white speckle. White grouting White skirting board. Chrome sprung door stop.	G/C G/C G/C
Floor	Wood effect lino floor. Wooden divide strip	G/C
Plugs & Sockets	Drayton electronic timer switch in cupboard Water heater switch in cupboard Fuse switch in cupboard Extractor fan on ceiling EXPERAIR PREMIER with pull cord MK shaver socket Small round chrome extendable mirror	Not tested Not tested Not tested Seen working. Not tested Secure to wall
Toilet	White ROCA toilet pan. Chrome push flush built into vanity unit. White ROCA toilet seat & lid.	Slight staining to pan. Flush working. Secure.
Hand Basin	White sink ROCA sat in light wood two door vanity vanity unit. Blue granite effect alminate sink top. Chrome mixer tap. Push up plug.	Top of push up plug missing. Stiff to open & Close.
Bath & Plug	White bath SHIRES with two cream handles. Two single chrome taps. Chrome push up plug. Light wood bath panel. Wooden divide to bath and vanity unit,	G/C Slight chip to wood.
Shower	Built in MIRA shower. White MIRA shower head. Chrome hose. Chrome shower dish & soap tray. Two shelf rack	Some water markings to shower head, shower and soap tray.
Shower Cubicle & Tray	Walk in corner shower NIAGARA. Two sliding doors with white edging. White shower tray. Chrome plug in tray.	Water markings consistant with use. Otherwise G/C
Miscellaneous	Chrome toilet roll holder with ceramic base with brush	Secure to unit.

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Chrome & wood toilet roll holder	Secure to bath.
White radiator	Not tested
Large square mirror	Secure to wall.
2 x chrome towel holders	Secure to wall

Tenant Initials _____

Landlord Initials _____

Reference:

IS001C000006/1

Property Address:

Test House, Test Road, Test Street, Test Town, Test TE1 1TE

Date of Inventory:

Friday 5th November 2010

Prepared for:

Test Estate Agency



Bathroom



Bathroom

Tenant Initials _____

Landlord Initials _____

Reference: IS001C000006/1
 Property Address: Test House, Test Road, Test Street, Test Town, Test TE1 1TE
 Date of Inventory: Friday 5th November 2010
 Prepared for: Test Estate Agency

Rear Garden

Room	Description	Comment
Furniture	Hoselock green reel with hose & sprinkler end	Secure to wall
	Outside tap	Secure to wall
	Small plastic seat. Grey legs/green top.	Outter condition
	HILLS green ritary line	Not secured in ground.
	Metal bracket against the wall	N/K
	Two seater wooden bench	Two wooden bars missing from seat. Well weatherworn.
	Black satellite dish on pole THOMSON	Not tested
	Outter light	Not tested. Secure to wall
	Low level concrete statue water feeder with three cherubs at base	Weatherworn
	Four bird feeders in tree & small metal bucket.	Weatherworn
	Wooden table & Four wooden chairs	Weatherworn
	1 x large terracota pot	Used condition
	1 x large cream ceramic pot	Used condition
	1 x black composter BLACKWALL	As used
	1 Concrete water feature in corner of garden with four outer lights 1 x metal black plant climber	Not seen working
	Miscellaneous	
Outer back door dark stained wood.		Weatherworn
Side gate dark stained. Catch on inside.		Weatherworn. Secure
Garden walled to left hand side		Secure
Garden Fenced to right hand side and rear.		Fence weatherworn but secure.
Concrete path & paved area		Weatherworn. Light moss.
Part laid to lawn		In good seasonal order.
Shrub bed area		Small amount of weeds
Square wooden decking area	Weatherworn	

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Keys

Room	Description	Comment
Front Door	1 x brass key to yale lock	One given to clerk
Back Door	Two keys present in house	Hanging by back door.
	One key present to patio door	Hanging by back door.
Garage	No key available to clerk	No key available to access garage.

Tenant Initials _____

Landlord Initials _____

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Date of Inventory: Friday 5th November 2010
Prepared for: Test Estate Agency



Declaration - Tenants Copy

I the undersigned have examined the foregoing inventory and agree with any marginal notes and confirm that they constitute an accurate record as at the beginning of this tenancy.

DATE:

For or behalf of Landlord:

Signed:

Name:

DATE:

For or behalf of Tenant:

Signed:

Name:

Reference: IS001C000006/1
Property Address: Test House, Test Road, Test Street, Test Town, Test TE1 1TE
Date of Inventory: Friday 5th November 2010
Prepared for: Test Estate Agency



Declaration - Landlord/Agent Copy

I the undersigned have examined the foregoing inventory and agree with any marginal notes and confirm that they constitute an accurate record as at the beginning of this tenancy.

DATE:

For or behalf of Landlord:

Signed:

Name:

DATE:

For or behalf of Tenant:

Signed:

Name: